091.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	562,200 / 562,200
					USE VALUE:	562,200 / 562,200
					ASSESSED:	562,200 / 562,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SENTER REBECCA K & TIMOTHY J
Owner 2:	
Owner 3:	
Street 1:	53 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACKSON HEATHER MARIE -
Owner 2:	-
Street 1:	53 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,251 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1034 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3251.000	199,000	900	362,300	562,200
Total Card	0.075	199,000	900	362,300	562,200
Total Parcel	0.075	199,000	900	362,300	562,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.71 | /Parcel: 543.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58662

GIS Ref

GIS Ref

Insp Date 11/21/18

!7402!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	199,100	900	3,251.	362,300	562,300	562,300	Year End Roll	12/18/2019
2019	101	FV	176,700	0	3,251.	367,400	544,100	544,100	Year End Roll	1/3/2019
2018	101	FV	176,700	0	3,251.	274,300	451,000	451,000	Year End Roll	12/20/2017
2017	101	FV	176,700	0	3,251.	248,400	425,100	425,100	Year End Roll	1/3/2017
2016	101	FV	176,700	0	3,251.	238,100	414,800	414,800	Year End	1/4/2016
2015	101	FV	165,600	0	3,251.	201,800	367,400	367,400	Year End Roll	12/11/2014
2014	101	FV	165,600	0	3,251.	191,500	357,100	357,100	Year End Roll	12/16/2013
2013	101	FV	165,600	0	3,251.	182,200	347,800	347,800		12/13/2012

PRINT

Date	Time
12/10/20	22:02:36

LAST REV

Date	Time
07/11/19	14:53:41

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7402

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACKSON HEATHER	69999-544		9/28/2017	Mult Lots	603,000	No	No		
BOYLE DAVID THO	30567-32		8/20/1999	Family	1	No	No		
JACKSON BAZIL	27666-425		9/12/1997		146,000	No	No		Y

USER DEFINED

Prior Id # 1:	58662
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1820		5,700	C				
9/28/2018	1406	Heat App	8,000	C				
8/6/2018	1095	New Wind	6,050	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2018	Inspected	BS	Barbara S
11/7/2018	MEAS&NOTICE	CC	Chris C
2/9/2018	SQ Returned	MM	Mary M
3/30/2009	Measured	345	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
5/8/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3251		Sq. Ft.	Site		0	70.	1.59	5									362,271						362,300	

Total AC/HA: 0.07463 | Total SF/SM: 3251 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 362,271 | Spl Credit | Total: 362,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	67864
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	270420
Depreciation:	71391
Depreciated Total:	199029

COMMENTS

SOLD WITH 91-3-7,.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

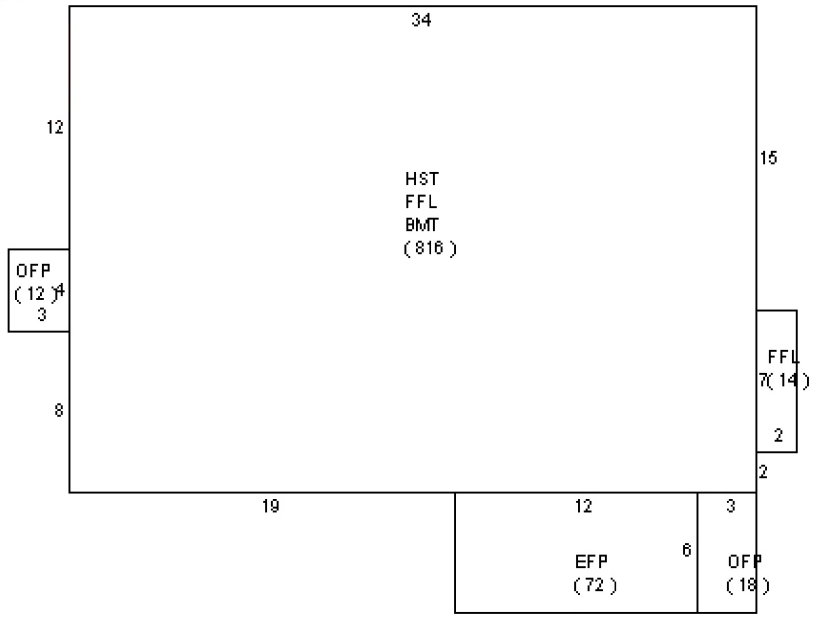
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	92.30
Final Total:	199000	Val/Su SzAd	160.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	830	140.320	116,464
BMT	Basement	816	42.100	34,350
HST	Half Story	408	112.250	45,800
EFP	Enclos Porch	72	64.380	4,635
OFP	Open Porch	30	43.560	1,307

Net Sketched Area:	2,156			Total:	202,556
Size Ad	1238	Gross Are	2564	FinArea	1034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1965	0.00	T	40	101						
19	Patio	D	Y	1	15X20	A	AV	2000	3.50	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900